

141.0

0001

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

664,600 / 664,600

USE VALUE:

664,600 / 664,600

ASSESSED:

664,600 / 664,600



PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ROSSI GABRIELA C	
Owner 2:	
Owner 3:	

Street 1: 75 MENOTOMY RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: GIBLIN LEONARD P--ETAL -

Owner 2: GIBLIN MADELINE H -

Street 1: 75 MENOTOMY RD

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 5,962 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Aluminum Exterior and 1496 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5962		Sq. Ft.	Site		0	70.	1.00	8									419,201						419,200	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										90332
										GIS Ref
										GIS Ref
										Insp Date
										02/02/09

!10860!

USER DEFINED

Prior Id # 1:	90332
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	01:06:22
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID										
141.0-0001-0002.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	242,900	2600	5,962.	419,200	664,700	664,700	Year End Roll	12/18/2019
2019	101	FV	194,300	2600	5,962.	419,200	616,100	616,100	Year End Roll	1/3/2019
2018	101	FV	194,300	2600	5,962.	371,300	568,200	568,200	Year End Roll	12/20/2017
2017	101	FV	194,300	2600	5,962.	311,400	508,300	508,300	Year End Roll	1/3/2017
2016	101	FV	194,300	2600	5,962.	311,400	508,300	508,300	Year End	1/4/2016
2015	101	FV	189,400	2600	5,962.	269,500	461,500	461,500	Year End Roll	12/11/2014
2014	101	FV	189,400	2600	5,962.	260,500	452,500	452,500	Year End Roll	12/16/2013
2013	101	FV	189,400	2600	5,962.	247,900	439,900	439,900		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
GIBLIN LEONARD	1363-123		12/24/2008	Family		345,000	No	No					
	429-229		1/1/1901	Family			No	No	N				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2020	422	Add Bath	18,800	O				
5/20/2015	530	Re-Roof	5,500					
5/21/2014	520	Demo gar	8,700					
12/31/2008	1517	Add Bath	30,750					add 1/2 bath remod

ACTIVITY INFORMATION

Date	Result	By	Name
6/3/2015	Permit Insp	PC	PHIL C
6/19/2014	Info Fm Prmt	PC	PHIL C
2/2/2009	Measured	345	PATRIOT
11/5/2000	Hearing N/C	189	PATRIOT
1/15/2000	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/16/1999	Measured	243	PATRIOT
1/1/1982		MS	
Sign:	VERIFICATION OF VISIT NOT DATA		

